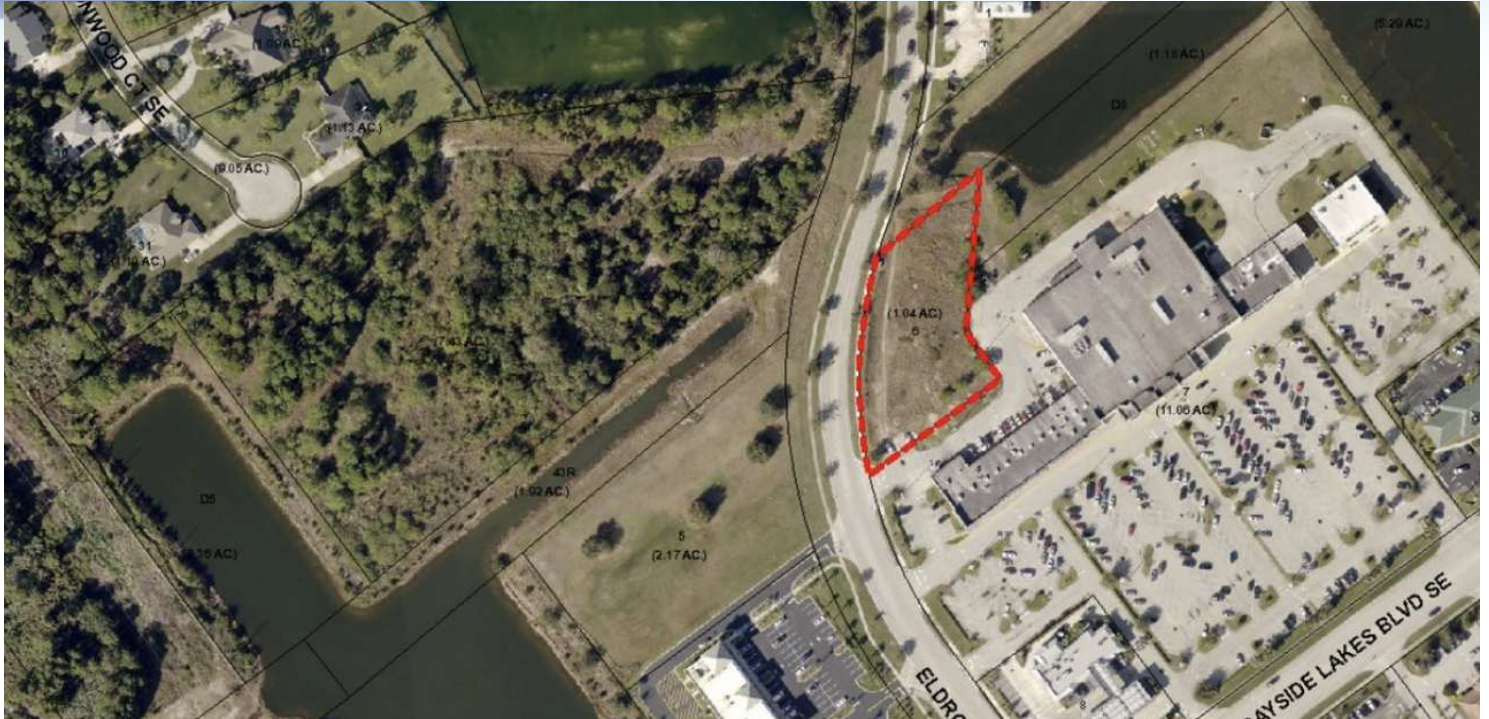


# EXECUTIVE SUMMARY

• 1805 Eldron Blvd SE Palm Bay, FL 32909



## OFFERING SUMMARY

**Sale Price:** \$575,000

**Price / Acre:** \$552,885

**Lot Size:** 1.04 Acres

**APN#:** 29-37-19-RX-\*-6

## PROPERTY OVERVIEW

Vacant commercial parcel. Excellent location in desirable Bayside Lakes adjacent to Publix anchored center including Chase Bank, Subway and Hair Cuttery. Dunkin, McDonalds, AutoZone and more all located in this busy corridor.

Property is adjacent to Pineapple Cove Academy Child Care Center and Odyssey Charter School (elementary school).

## LOCATION OVERVIEW

On Eldron Road in Bayside Lakes Commercial Center

Traffic Count:  
Eldron Blvd - 7,219 AADT  
Bayside Blvd - 11,028 AADT

### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# RETAILER MAP

• 1805 Eldron Blvd SE Palm Bay, FL 32909



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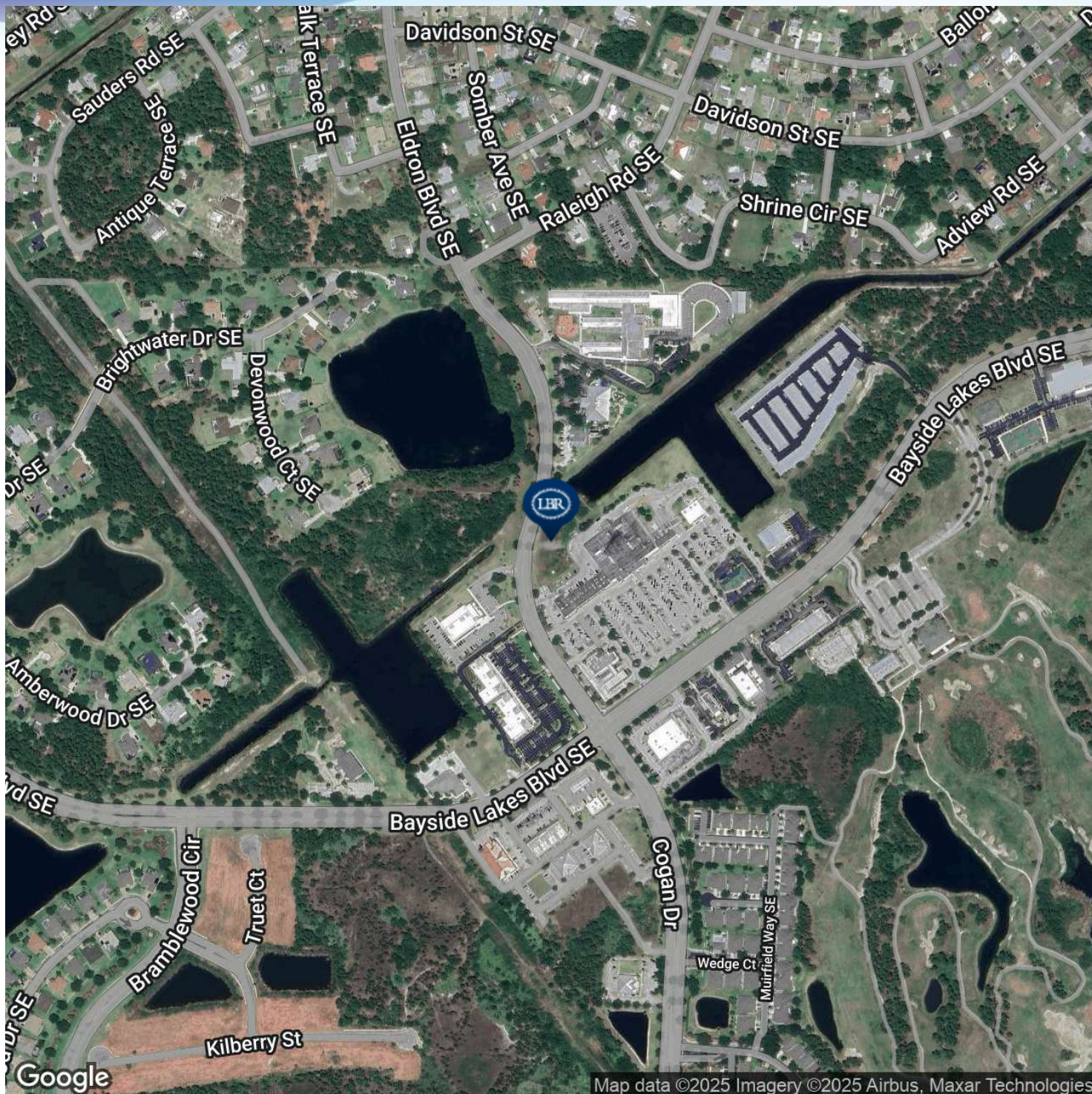
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# LOCATION MAP

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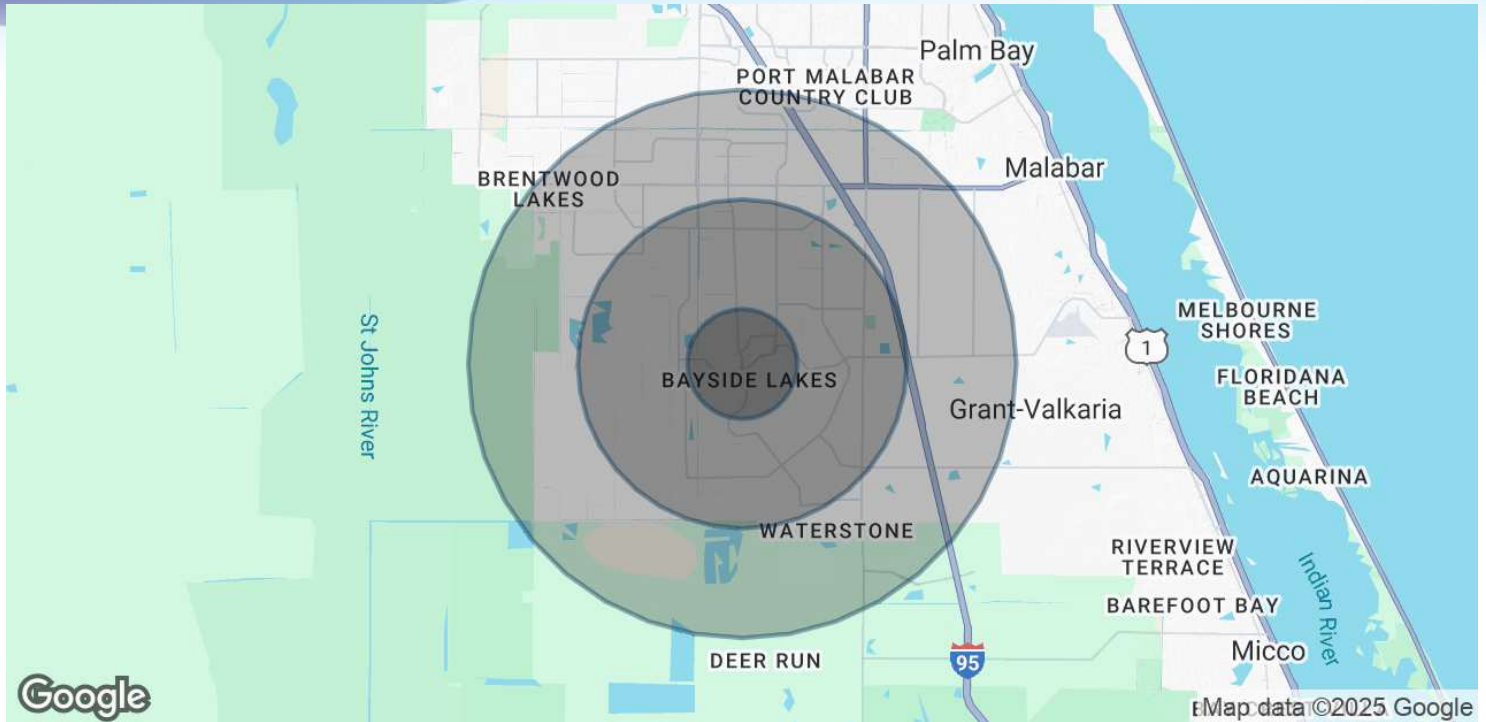
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# DEMOGRAPHICS MAP & REPORT

• 1805 Eldron Blvd SE Palm Bay, FL 32909



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,573	32,305	67,179
Average Age	39.0	37.6	38.5
Average Age (Male)	38.6	37.0	37.4
Average Age (Female)	39.3	37.8	39.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,568	11,125	23,548
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$52,450	\$53,513	\$56,730
Average House Value	\$198,759	\$197,082	\$194,102

2020 American Community Survey (ACS)

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